Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13/78 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $450,000 & $495,000

Median sale price

Median price $560,000 Property Type Unit Suburb Melbourne

Period - From 19/11/2023 to 18/11/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	16/31 Burnett St ST KILDA 3182	$485,000	11/10/2024
2	5/78 Barkly St ST KILDA 3182	$485,000	10/07/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/11/2024 10:52

13/78 Queens Road, Melbourne Vic 3004

James Burne
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
19/11/2023 - 18/11/2024: $560,000

Comparable Properties



16/31 Burnett St ST KILDA 3182 (REI)

2 1 1

Price: $485,000
Method: Private Sale
Date: 11/10/2024
Property Type: Apartment

Agent Comments



5/78 Barkly St ST KILDA 3182 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 10/07/2024
Rooms: 3
Property Type: Apartment

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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